



Committed to the future
of rural communities.

Southern New England State Office
451 West Street, Suite 2
Amherst, MA 01002
Phone: 413-253-4300
Fax: 413-253-4347

Business - Cooperative Programs

www.rurdev.usda.gov/rbs/index.html

(Click on the program title to go to the fact sheet for more information)

Program	Objective	Applicant	Uses	Population	Loan/Grant	Terms/ Conditions
Business and Industry Guarantee Loans	Create jobs and stimulate rural economies by providing financial backing for rural businesses.	Business applies through Federal or State Chartered banks, credit unions, savings & loan associations.	Most legal business purposes including acquisition, start-up and expansion of businesses that create rural employment.	All areas except cities of more than 50,000 and their contiguous and adjacent urbanized area.	Loan guarantee	Lender and borrower negotiate terms. Interest rate tied to published rate that may change no more often than quarterly.
Rural Business Enterprise Grants <i>B. B. Decker</i>	Finance and facilitate the development of small and emerging private business enterprises.	Public bodies, private nonprofit corporations and federally recognized Native American tribal groups apply to Rural Development.	Buy and develop land, construct buildings, plants, equipment, access streets and roads, parking areas, utility and service extensions, rural distance learning networks, and establish a revolving loan.	All areas except cities of more than 50,000 and their contiguous and adjacent urban or urbanizing areas.	Grant	When grant funds are used for revolving loan fund (RLF) the intermediary makes loans to businesses from its RLF on terms consistent with security offered.
Intermediary Relending Program Loans	Finance business facilities and community development projects in rural areas.	Public bodies, nonprofit corporations, Native American tribes, and cooperatives apply to Rural Development.	Community development projects, establishment or expansion of businesses, creation or saving rural jobs.	Rural areas and incorporated places with populations of less than 25,000.	Direct loan	The intermediary makes loans to businesses from its revolving loan fund on terms consistent with security offered. Intermediary pays 1% for 30 years.
Rural Economic Development Loans and Grants	Finance economic development and job creation in rural areas.	Rural Electric and Telephone Cooperatives who are RUS (Rural Utility Service) borrowers.	Business startup or expansion projects that create rural jobs.	Rural areas. Places with populations of 2,500 or less receive priority.	Direct loan and revolving loan fund grant	The intermediary, electric or telephone utilities, make loans to profit or non-profit business and public bodies for rural economic development and/or job creation projects. 0% Loans - 10 yrs.
Rural Cooperative Development Grants	Establish and operate centers for cooperative development to improve the economic condition of rural areas through the development of new cooperatives and improving operations of existing cooperatives.	Nonprofit corporations and institutions of higher education apply directly to Rural Development National Office.	Establish operating centers for development of rural cooperatives.	All areas.	Grant	Applicants must meet specific selection criteria including a minimum 25 percent fund match. Grants are awarded on a competitive basis. Some funds reserved for applicants that focus on assistance to small, minority producers through their cooperative businesses (governing board or membership at least 75 % minority).

Value-Added Agricultural Product Market Development Grant Program	To assist independent agricultural producers enter into value-added activities.	Independent producers, farmer and rancher cooperatives, agricultural producer groups, and majority-controlled producer-based business ventures- apply to RD State Office.	Funds can be used for planning purposes such as conducting feasibility studies or feasibility business plans or it can be used as working capital to help start the operations of a venture.	All areas	Grant	Applicants must meet specific selection criteria. Grants are awarded on a competitive basis. Funds cannot be used to build facilities or purchase equipment. There is a dollar requirement for dollar matching requirement.
Rural Business Opportunity Grant	Finance technical assistance for business development planning in rural areas.	Public bodies, non-profit corporations, Indian tribes on Federal or state reservations and cooperatives with members that are primarily rural residents.	Technical assistance, leadership training, establish business support centers, economic development plans.	All areas except cities of more than 50,000 and their contiguous and adjacent urbanized area.	Grant	Applicants must meet specific selection criteria. Grants are awarded on a competitive basis. Funds cannot be used to build facilities or purchase equipment. There is a dollar requirement for dollar matching requirement.
Renewable Energy Systems and Energy Efficiency Improvements Program	To reduce energy costs and consumption.	Ag producers and small businesses.	Equipment, construction or improvements, energy audits, permit & professional fees, feasibility studies, business plans, and retrofitting.	All areas except cities of more than 50,000 and their contiguous and adjacent urbanized area.	Grants, eventually loans and loan guarantees.	Grant will not exceed 25% of eligible project costs with \$2,500 minimum with maximum of \$500,000 renewable energy and \$250,000 energy efficiency.

Summary of Purposes for Business - Cooperative Programs

● A bullet in the table below indicates program funds may be used for that purpose.

Program	Program Use of Funds Purpose				
	Land & Building	Machinery & Equipment	Working Capital	Infrastructure	Training/ Technology
Business & Industry - Guaranteed loan	●	●	●	●	
Rural Business Enterprise Grant	●	●	●	●	●
Intermediary Relending - Loan	●	●	●	●	

Rural Economic Development Loan	●	●	●	●	●
Rural Economic Development Grant	●	●	●	●	●
Rural Cooperative Development Grant				●	●
Value-Added Producer Grants			●	●	●
Rural Business Opportunity Grant					●
Renewable Energy Systems and Energy Efficiency Improvements Program		●			●



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Rural Development Guaranteed Programs

<http://www.rurdev.usda.gov/mal>

	Business & Industry Guaranteed Loans	Renewable Energy for America Program (Section 9007)	Community Facilities Guaranteed Loans	Water & Environmental Guaranteed Loans	Single Family Housing Guaranteed Loans (Section 502)	Multi-Family Housing Guaranteed Loans (Section 538)
% of Loan Guaranteed	Up to 80%	Up to 85%	Up to 90%	Up to 90%	90% Guarantee	Up to 90%.
Maximum Loan Amounts	80% Guarantee – \$5,000,000 70% Guarantee – \$10,000,000 60% Guarantee – \$25,000,000	Minimum \$5,000 Maximum \$25 million or 50% of eligible project costs Can be combined with a 25% energy grant	There is no maximum, the amount is based on project feasibility, reasonable project costs & cash flow	There is no maximum, the amount is based on project feasibility, reasonable project costs & cash flow	No maximum mortgage or loan limits provided: Ratios: PITI 29%, TD 41%, waivers with compensating factors LTV up to 102% of the appraised value when the guarantee fee is financed	There is no maximum, the amount is based on eligible project costs
Loan Terms	Real Estate – 30 yrs Machinery & Equipment – 15 years or useful life Term Working Capital – 7 years	Real Estate – 30 yrs Machinery & Equipment – 20 years or useful life Term Working Capital – 7 years	Maximum 40 years or useful life of the security	Maximum 40 years or the remaining useful life of the security	30 years, fixed rate	Maximum 25 years; Maximum 40 years or the remaining useful life of the security
Guarantee Fee	Generally 2% ; or 1% for certain value-added agriculture ventures or high-impact businesses	1%	1%	1%	2% for purchase or construction loans; or .5% on eligible refinance loans	\$2,500 application fee and 1% guarantee fee
Annual Renewal Fee	0.25% on outstanding balance	0.25% on outstanding balance	None	None	None	None
Loan Uses	<ul style="list-style-type: none"> • New construction • Purchase • Equipment • Expansion • Working capital • Debt restructuring 	<ul style="list-style-type: none"> • Purchase and installation of renewable energy systems • Energy efficiency improvements 	<ul style="list-style-type: none"> • Land acquisition • Construction • Expansion or improvement • Equipment • Fixtures • Legal and other eligible professional fees 	<ul style="list-style-type: none"> • Land acquisition • Construction • Legal and other eligible professional fees 	<ul style="list-style-type: none"> • Purchase home • Purchase with repair • New construction • New manufactured homes • Approved condominium unit or Townhouse • Refinance of existing RD direct or guaranteed loan 	<ul style="list-style-type: none"> • New construction • Purchase existing building with rehab needs <p>There is a minimum \$6,500/unit rehab requirement</p>
Eligible Borrowers	Individuals, partnerships, for-profit corporations, non-profit corporations, cooperatives, public bodies, Native American tribes	Agricultural producers and rural small businesses	Public bodies, not-for-profit organizations and Native American tribes	Non-profit corporations and public bodies, including municipalities, counties, special-purpose districts and Native American tribes	Individuals and households with incomes up to 115% of the median income limit. Income eligibility limits at http://eligibility.sc.egov.usda.gov/eligibility/	Individuals, partnerships, non-profit corporations, for-profit corporations and limited liability companies
Eligible Areas	Populations up to 50,000, see eligibility website	Populations up to 50,000, see eligibility website	Populations up to 20,000	Populations up to 10,000	Populations up to 20,000	Populations up to 20,000



Rural Development Guaranteed Programs

Southern New England Jurisdiction (MA/CT/RI)

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Amherst State Office

451 West Street/Suite 2

Amherst, MA 01002

(413) 253-4302

(413) 253-4347 (fax)

The state office administers activity in the three-state jurisdiction.

Windsor Area Office

100 Northfield Drive

Windsor, CT 06095

(860) 688-7725 x 4

(860) 688-7979 (fax)

Servicing: Tolland, Middlesex, Hartford, Litchfield, New Haven, and Fairfield Counties

Norwich Area Office

238 West Town Street

Norwich, CT 06360

(860) 859-5218 x 3004

(860) 859-5223 (fax)

Servicing: Windham and New London Counties

Hadley Area Office

195 Russell Street

Hadley, MA 01035

(413) 585-1000 x 4

(413) 586-8648 (fax)

Servicing: Berkshire, Franklin, Hampshire, and Hampden Counties

Holden Area Office

52 Boyden Road

Holden, MA 01520

(508) 829-4477 x 4

(508) 829-3721 (fax)

Servicing: Worcester, Middlesex, Suffolk, and Essex Counties

West Wareham Area Office

15 Cranberry Highway

West Wareham, MA 02576

(508) 295-5151 x 3

(508) 291-2368 (fax)

Servicing: Bristol, Norfolk, Plymouth, Nantucket, Dukes, and Barnstable Counties

Warwick Area Office

60 Quaker Lane/Suite 44

Warwick, RI 02886

(401) 826-0842

(401) 828-6042 (fax)

Servicing: All of Rhode Island



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Dedicated Parking Lord Jeffery Inn



www.amherstma.gov

- Current Space Type**
- Street Metered Parking
 - Town Center Permit Parking

Horizontal Datum: NAD 83, StatePlane Coordinate System,
Zone 4151, Datum NAD83, Feet

Photometric features compiled at 1"=40'
Scale from April, 2009 Aerial Photography.

Parking Space Inventory conducted in 2007 by the
Town of Amherst.

The Town of Amherst and its mapping contractors assume
no legal responsibility for the information contained herein.



0 10 20 40
Feet
1 inch = 40 feet

Amherst GIS, February 16, 2010

